

## PHASE I ENVIRONMENTAL ASSESSMENT

# Prepared for:

Greater Southwest Development of Chicago 2601 West 63rd Street Chicago, Illinois

On a site located at:

3000-3350 West 76th Street Chicago, Illinois

Prepared by:

Liu P.C. 417 South Dearborn Street Suite 400 Chicago, Illinois 60605

Submitted:

September 22, 1995

Prepared by:

Hoss Najjar, MS

Environmental Geologist

Reviewed by:

Patrick Y Viv. MA, PE

Presiden

	CHICAGO, ILLINOIS SEPTEMBER 22, 1995
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#### I. EXECUTIVE SUMMARY

Liu P.C. (LPC) was retained by Greater Southwest Development of Chicago to conduct a Phase I Environmental Site Assessment of a property formerly leased by Krisjon Construction co., Inc., and is located at 3000 West 76th Street, Chicago, Illinois. The site consists of a tract of land approximately ten (10) acres in size. The site was used for recycling broken concrete slabs and asphalt during 1989 through 1993.

During September 12 through 15, 1995, a representative of LPC conducted a site inspection to assess the presence of hazardous material at the site. In addition, LPC's investigation included reconnaissance of the adjacent properties, historical search, and a review of available local, state, and federal records.

A historical search performed by LPC indicates that the site has been served as a stationary site for recycling of the concrete and asphalt. During the site investigation, several locations of the site contained other than concrete and or asphalt materials. In some areas the dumped material was petroleum related soil.

During the site walk-through on September 12, 1995, three (3) underground storage tanks (UST) were noted along the east boundary of the site near the drive-in theater fences. It is possible that these were UST/and or above-ground tanks and were brought to the site for disposal. Our inspection indicated the USTs were empty with no indication of their previous contents. No evidence of USTs were on the site or found in a records review of the property.

A historical search performed by LPC resulted in no building structures being present or built for the referenced site. During the site inspection there were several location of piling and three drums of building shingle tiles. These tiles and other piles may contain asbestos.

In the site walk-through, two evaporated basins were notice on the subject property. These basins area located in the north section of the site at the top of the disposal concrete area. The presence of the basins might be the results of precipitation and or the results of dumping/pouring of regulated liquids. Since the site is subject to for the new development, LPC recommends an investigation be conducted before the demolition and surface restoration in order to determine contamination, if any.

A review of all records show there were no radon tests performed for this property. LPC does not recommend a radon test since there is no building presence on the site.

#### II. PROPERTY DESCRIPTION

The property is a tract of land approximately ten (10) acres in size. It is bounded on the north by the Chicago Western Indian Belt Railroad, on the south by a vacated alley and adjoining West 77th Street, on the west by the east half of vacated south Troy Street, and on the east by Sacramento Avenue. The property is located within the Chicago boundaries.

The site is currently unoccupied and not in use. During October 1989 through 1993 it was used for the recycling of broken concrete slabs and asphalt.

There were broken concrete slabs and asphalt dumped through-out the site. In particular areas there were disseminated debris of non-concrete or asphalt origin. The non-concrete and asphalt debris included mechanical shop refusal, foliage, and building shingle tiles.

Two evaporated basins were noted on the north portion of the concrete disposal area. The presence of the basins may be the result of natural precipitation followed by the evaporation and/or dumping of regulated liquids.

#### III. HISTORICAL SEARCH

The site currently is not in use. From October, 1989, through 1993, the site was used for the recycling of broken concrete slabs and asphalt. Prior to 1989, the site was vacant land, except at the northeast section that was used for the drive-in theater in the 1970's and 1980's (see aerial photos).

The Sanborn Site Maps for Current, 1987, 1976; Aerial Photographs for 1980, 1973, 1968; and Topographic Maps for 1980 and 1993 were reviewed (see Appendix).

The Sanborn Site Maps for Current, 1987, 1976; Aerial Photograph of 1980, 1973, 1968; and Topographic Maps for 1980 and 1993 indicates the presence of vacant land for the subject property under investigation.

The search performed by LPC resulted in no significant and/or recognizable owner that would have indicated the property was used for heavy manufacturing and or storage of any chemical or hazardous material. The building department permits were reviewed with no significant work performed that relates to chemical or hazardous material.

#### IV. SURROUNDING PROPERTIES

The subject site is bordered by the following:

North: Chicago and Western Indiana Belt Railroad

East: Drive-in Theater (South Sacramento Avenue)

South: General commercial/industries

West: West Half of vacated Troy Street on the north half, Albany avenue and General

commercial/industries on the south half

#### V. POLYCHLORINATED BIPHENYLS (PCB)

Polychlorinated Biphenyls is a teratogenic industrial compound once widely used in transformers, capacitors, hydraulic fluids, printing inks, paints, and sealants. PCB's are stable at elevated temperatures and insoluble in water. PCB's are resistant to biological degradation and may accumulate in human or animal tissue. The incomplete combustion of PCB forms chlorinated dibenzofuran and dioxins.

There are pole mounted transformers located near the study area. During the inspection, the transformers were in good condition with no sign of leakage.

#### VI. UNDERGROUND STORAGE TANKS (UST)

LPC reviewed public records for information regarding Underground Storage Tanks (UST) located on the subject site. LPC searched through all available records for the subject property and found no permits. According to city records, no permits were issued for the installation or removal of Underground Storage Tanks on the subject property. LPC's visual inspection did not indicate the presence of any underground storage tanks (UST) on the referenced site.

#### VII. ABOVEGROUND STORAGE TANKS

LPC's visual inspection indicated the presence of no above-ground storage tank on the subject property. During the site walk-through on September 12, 1995, the presence of three tanks along the immediate east boundary of the site near the drive-in theater. It is possible that they were underground storage tanks (UST) and or above-ground tanks that were dumped and disposed on-site. The tanks were empty with no indication of their previous contents. No evidence of USTs were noted on site nor found in a records review of the property.

#### VIII. LEAKING UNDERGROUND STORAGE TANKS (LUST)

LPC reviewed public records for information regarding Underground Storage Tanks (UST) and Leaking Underground Storage Tanks (LUST). No LUST was indicated in records for the subject property.

The following reported LUST sites are within one-half mile of the subject property:

- Amoco Oil Co.
   7100 South Kedzie Street
- Forest City Auto Park
   2801 West 79th Street
- Nabisco Brands
   7500 South Kedzie Street
- Nabisco
   7300 South Kedzie Street
- Nabisco Biscuit Co.
   7300 South Kedzie Street

#### IX. HAZARDOUS MATERIALS AND CHEMICALS

Except for several locations within the site, LPC found no significant evidence of stains or discolorment that would indicate a release or spill of hazardous materials on or adjacent to the subject property. During the site investigation, the exposed burial at several locations of the site indicated disposal of non-related concrete and/or asphalt materials. In some exposed areas the

dumped debris were petroleum related soil. No permits were issued for the storage and/or use of hazardous chemicals or materials by local or state authorities on the subject property.

#### X. CERCLIS SITES

The Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980 enacted Federal and State Programs to initiate the clean-up of uncontrolled hazardous waste sites. This act assumes the protection of human health and the environment. Sites on the Comprehensive Environmental Response, Compensation, and Liability Index System (CERCLIS) list are areas that have been proposed to be investigated because they are deemed by the EPA to be toxic to the environment and human health and may require clean-up. These could become the "Superfund" sites and vary in their amount of toxicity and impact to the surrounding area. A review of the CERCLIS list indicated no site within a half-mile radius from the subject property.

#### XI. RCRA SITES

RCRA, an amendment to the Solid Waste Disposal Act of 1965, was passed in 1976. The purpose of RCRA, and subsequent amendments, was to remodel the national solid waste management system, to encourage recycling and alternative energy sources, and to expand provisions pertaining to hazardous waste. The law established the hazardous waste manifest system. The Hazardous and Solid Waste Amendments of 1984 expanded EPA;s authority to initiate corrective action and clean-up at hazardous waste facilities that were not abandoned or inactive. The three most important components or RCRA cover solid waste, hazardous waste, and underground storage tanks.

According to the RCRA small generator list, the closest site was/is located at:

 Bak Electric Co.
 7620 South Albany Street Chicago, Illinois ID #: ILD094759750

#### XII. ASBESTOS CONTAINING MATERIALS

The term asbestos describes six naturally occurring fibrous minerals found in certain types of rock formations. Of that general group, the minerals chrysotile, amosite, and crocidolite have been most commonly used in building products. When mined and processed, asbestos is typically separated into very thin fibers. When these fibers are present in the air, they are

normally invisible to the naked eye. Asbestos fibers are commonly mixed during processing with a material which binds them together so that they can be used in many different products. Because these fibers are so small and light, they may remain in the air for many hours if they are released from ACM in a building. When fibers are released into the air they may be inhaled by people in the building.

A historical search performed by LPC resulted in no building structures present or built for the referenced site. During the site inspection there were several location of piling and three drums of building shingle tiles. These tiles and other piles may contain asbestos.

#### XIII. RADON

Radon is a radioactive gas which occurs in nature. Radon comes from the natural breakdown (radioactive decay) of uranium. Radon can be found in high concentrations in soils and rock containing uranium, granite, shale, phosphate, and pitchblende. Radon may also be found in soils contaminated with certain types of industrial wastes, such as the byproducts from uranium or phosphate mining.

In outdoor air, radon is diluted to such low concentrations that it is usually negligible. However, once inside an enclosed space, radon can accumulate. Indoor levels depend both on a building's construction and the concentration of radon in the underlying soil.

Obtaining a useful estimate of the radon level may require that several detectors be used to make measurements in different areas. Following the steps below should provide the information needed as you decide whether or not further action is advisable. The first step is to take a short term screening measurement to find an idea of the highest radon level. This will show if there is a potential radon problem. The second step is to determine the need for further measurements. Depending upon the results of the initial screening measurements, follow-up measurements may be required to give better idea of the average radon level.

A review of all the records show there were no radon tests performed for this property. LPC does not recommend a radon test due to the fact that no building is currently located at the site.

#### XIV. CONCLUSIONS AND RECOMMENDATIONS

A historical search performed by Liu, P.C. (LPC) indicated that from 1989 through 1993, the site was used as a stationary site for dumping of broken concrete slabs and asphalt. During the site investigation, the exposed land burial at several locations of site shows dumping of non-related concrete and/or asphalt materials. In some exposed areas, the disposed debris were petroleum related soil. LPC recommends soil boring and soil sampling at selective locations and laboratory analysis for Priority Pollutants and/or PNAs and BTEX. In the case of soil boring refusal due to the concrete interference, surface soil sampling will be obtained.

The presence of the three disposed tanks along the immediate east central section are a concern for possible soil contamination. LPC recommends soil boring and soil sampling from the general location in the tanks' vicinities. The collected samples will be analyzed for Priority Pollutants and/or PNAs and BTEX. In the case of soil boring refusal, surface soil sampling will be obtained.

The two evaporated basins (ponds) that were on the north central section of the subject property is the result of precipitation and/or the dumping of regulated liquids. Since the subject site is planned for a new development, LPC recommends an investigation be conducted before the demolition and surface restoration in order to determine contamination, if any. LPC recommends soil sampling from the floor of the basins and a water sample from the pond area. The samples from these areas will be analyzed for Priority Pollutants and/or VOC contamination.

During the site inspection there were several location of piling and three drums of building shingle tiles. These tiles may contain asbestos fibers. LPC recommends the drum contents and other suspected dumped building materials be sampled and analyzed for asbestos contents.

The historical search performed by LPC resulted in no contaminated buildings and/or lots for the referenced site. The title search performed by LPC resulted in no significant and/or recognizable owner that would have indicated the property was used for heavy manufacturing and/or storage of any chemical or hazardous material.

Based on the September 12 through 15, 1995 site investigation walk-through, historical search, and current conditions, the site appears to be free of environmental concerns with the exception of the aforementioned items.

#### XV. COMMENTARY

The environmental assessment described in this report was carried out in accordance with generally accepted methods and practices of the environmental laboratory engineering profession. The scope and depth of this study were as directed and as agreed to by the client.

LPC uses experienced and trained professionals in attempting to locate and identify hazardous materials and conditions. However, we do not warrant that all such material has been identified. It is a possibility that some material containing a hazardous substance was not visible or accessible to the surveyor, or for various other reasons, was not sampled.

All findings are based upon documentary review, conversations, and analytical data noted in this report. These findings are not scientific certainties. The intent of this study was to identify environmental hazards which would be accessible through professional skills, standards and knowledge. It is not a compendium of all potential hazards which may exist on this site.

This report also does not purport to be representative of future conditions or events. Activities which occur subsequent to this report which result in adverse environmental impact do not pertain to the content of this study.

This report has been prepared for the exclusive use of our client. The report and its findings shall not, in whole or in part, be divulged to any other party, nor be used by any other party without prior written consent by LPC.

**APPENDICES** 

APPENDIX A: SITE MAP

# SITE PLAT OF SURVEY

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APPENDIX B: SURVEY/LEGAL DESCRIPTION/TITLE SEARCH

#### LEGAL DESCRIPTION

TAX Nos.: 19-25-301-001

19-25-302-001 19-25-303-001 19-25-310-006 19-25-301-012 19-25-310-013

Blocks 12, 13, 17, 18 AND 19 OF WABASH ADDITION TO CHICAGO, IN SECTION 25, TOWNSHIP 38 NORTH, RANGE 13 IN COOK COUNTY, ILLINOIS

GRANTOR	GRANTEES	INST.	DATE	LOT
Harris T&S Bk Tr	Cole Tayler Bk Tr	Re & Appoint	09-30-93	Blocks 17, 18, 19, 12 and 13
K. E. Piekut	Harris T&S Bk Tr	DT'	07-10-79	Blocks 17, 18, 19, 12 and 13
Harris T&S Bk Tr	K. E. Piekut	D <sup>2</sup>	06-15-79	Blocks 17, 18, 19, 12 and 13
Harris T&S Bk Tr	Liberty Natl. Bk	DT	05-04-55	Blocks 17, 18, 19, 12 and 13
Samuel T. Cohen	Liberty Natl. Bk	DT	02-01-51	Blocks 17, 18, 19, 12 and 13

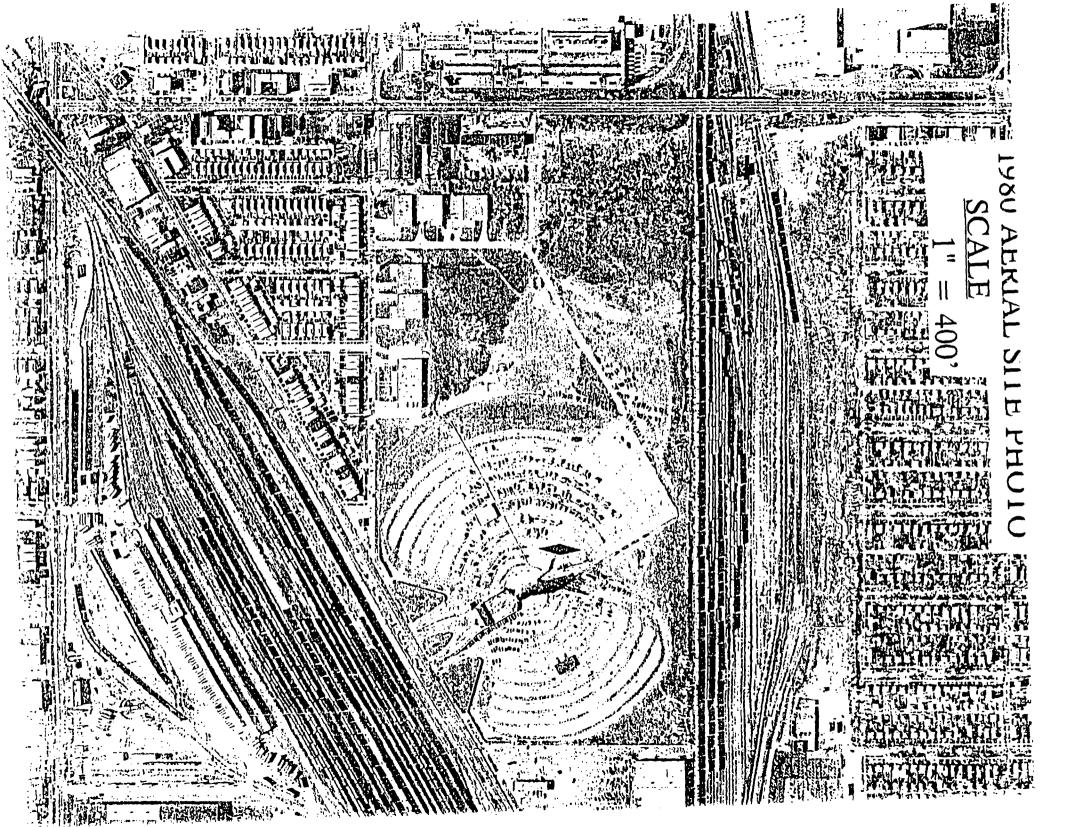
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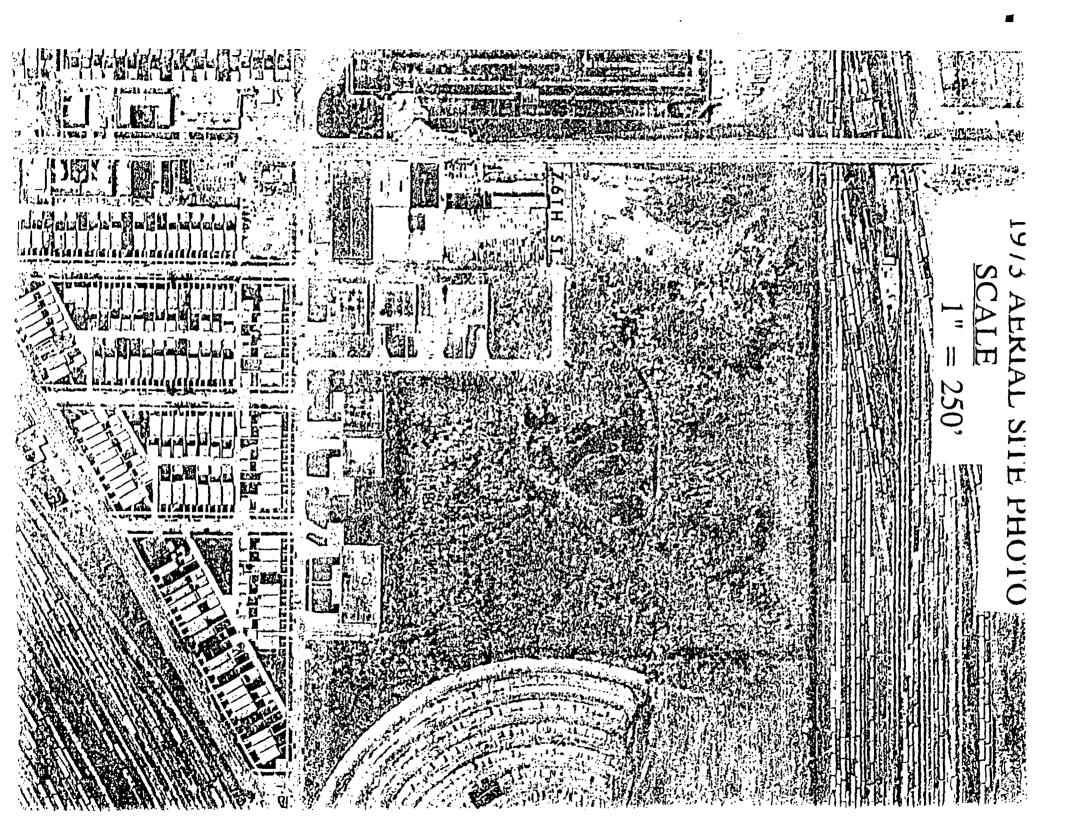
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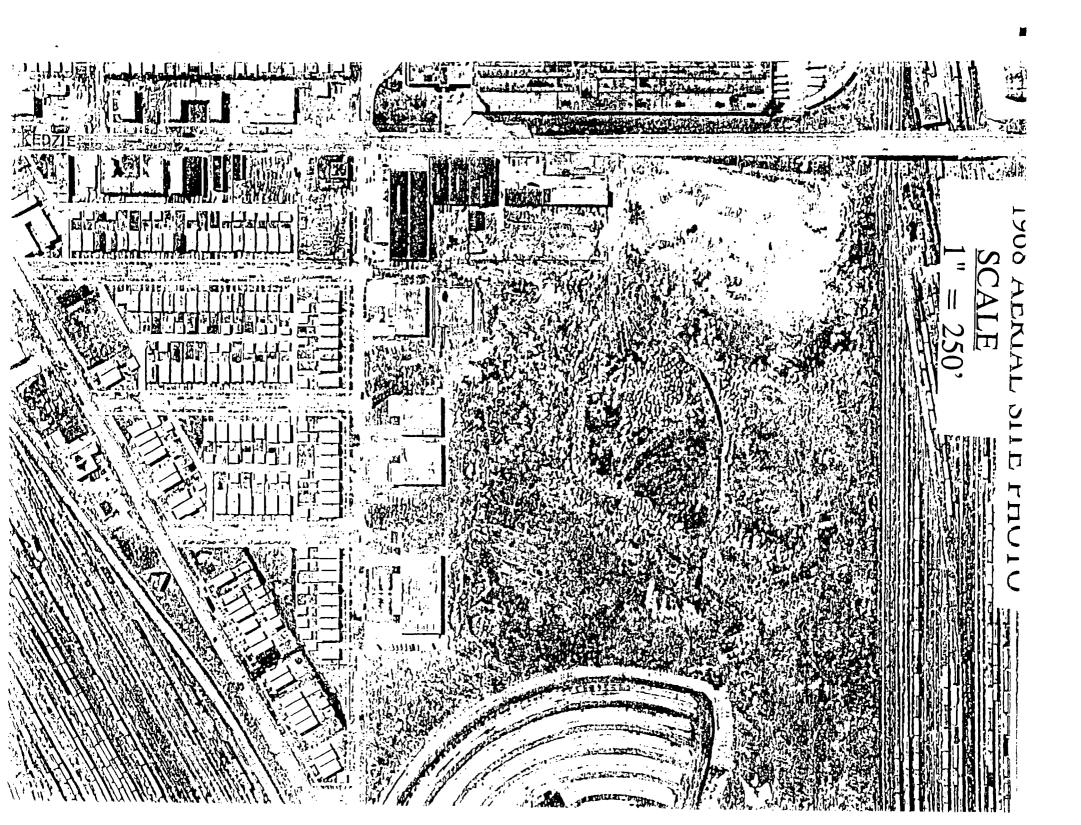
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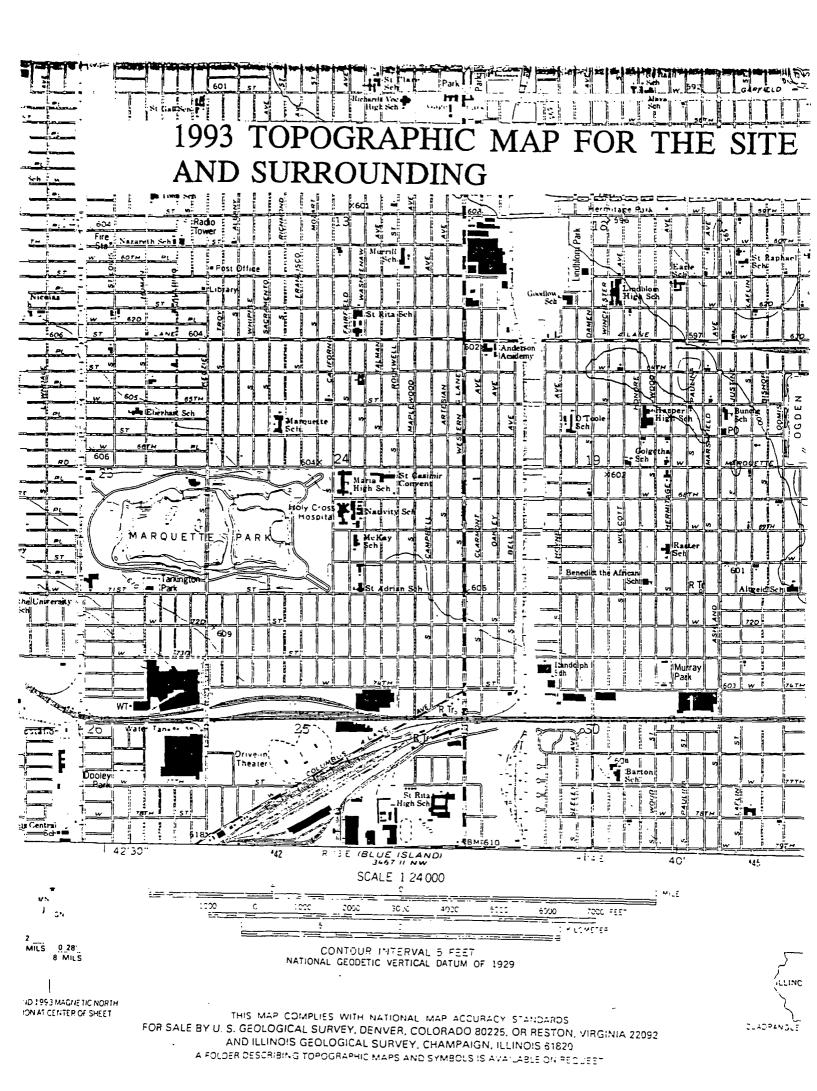
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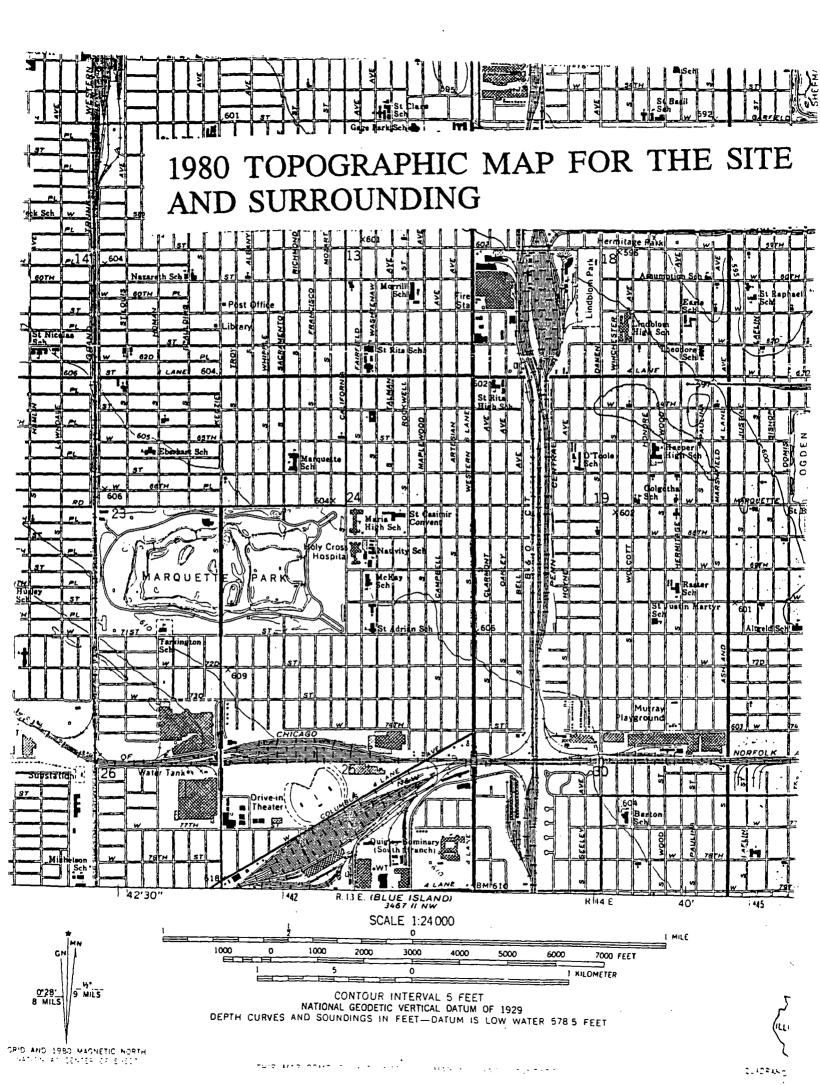
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# JOENSE CERTIFICATE



## NCN-TRANSFERABLE

BY THE AUTHORITY OF THE CITY OF CHICAGO. THE FOLLOWING OPECIFIED LICENSE IS HEREBY GRANTED FO

Service Control KRISJON CONSTRUCTION CO.

KRISJON CONSTRUCTION CO. 36 10 100 30 00 W. 76TH ST. CHICAGO II 60650 CODE CODE 1010

LICENSE

GENERAL BUSINESS

DUPLICATE 03/08/91

THIS LICENSE IS ISSUED AND ACCEPTED SUBJECT TO THE PERPESENTATIONS MADE ON THE APPLICATION THEREFOR AND MAY BE DUSPENDED OR REVOKED FOR JAUSE AS PROVIDED BY JAW LICENSEE SHALL I PREFIX AND COMPLY WITH ALL DAWS, ORDINANCES, RULES AND REQULATIONS OF THE UNITED STATES GOVERNMENT, STATE OF ILLUNOIS, COUNTY OF COOK, SITY OF CHICAGO AND ALL AGENCIES THEREOF

WITNESS THE HAND OF THE MAYOR OF SAID CITY AND THE CORPORATE SEAL THEREOF THIS 04 DAY OF FEBRUARY, 1991

EXPIRATION DATE: DECEMBER. 31, 1991

ATTEST

RICHARD M. DALEY, MAYOR 00078598

WALTER S. KOZUBOWSKI

CREVING.

814797-002-1010-001-9100 -

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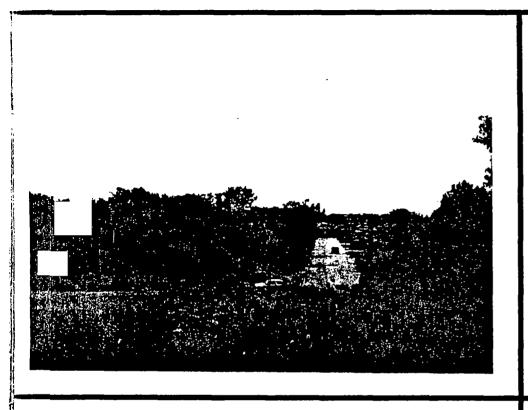
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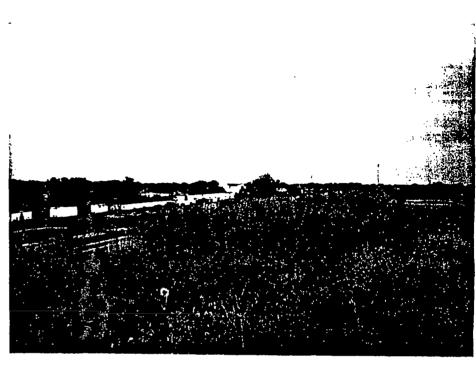
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APPENDIX E: PROPERTY PHOTOGRAPHS





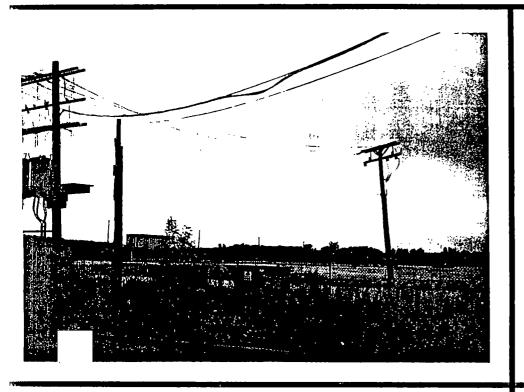


A. A section front view of the west section of the property along Albany street, photograph looking south B. A section view along the north end of the property, photograph looking east

C. Front view of the entrance to the property, photograph looking north

GREATER SW DEVELOPMENT 3000-3350 WEST 76TH STREET CHICAGO, ILLINOIS

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A. A section view of the east boundary of the property along the drive-in theater, photograph taken from 77th Street looking northwest

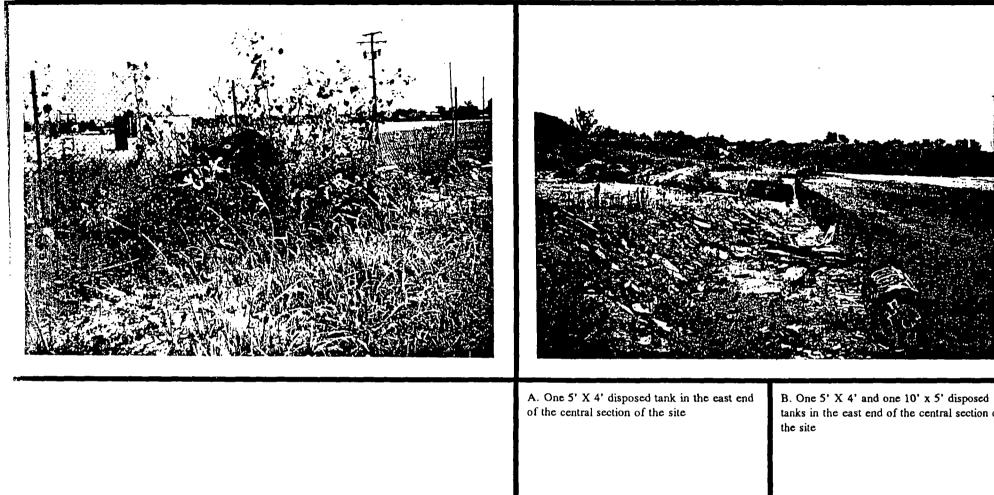
B. A section view of the central part of the property, photograph looking east

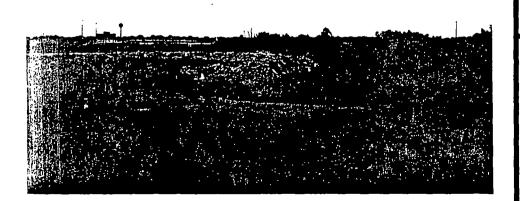


C. A section of the central part of the site shows wild weeds

GREATER SW DEVELOPMENT 3000-3350 WEST 76TH STREET CHICAGO, ILLINOIS

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tanks in the east end of the central section of

C. A section of the south central part of the site shows disposed broken concrete slabs

GREATER SW DEVELOPMENT 3000-3350 WEST 76TH STREET CHICAGO, ILLINOIS

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A. A disposed pile of none concrete/asphalt related materials

B. A disposed pile of none concrete/asphalt related materials

C. Three drums containing shingle tile, in the northwest section of the site

GREATER SW DEVELOPMENT 3000-3350 WEST 76TH STREET CHICAGO, ILLINOIS

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APPENDIX F: LPC ACCREDITATION



Certificate # 7ME02289504IR005

This is to certify that

# Hossein Najjarpour

has on 02/28/95, in DES PLAINES, IL completed the requirements for asbestos accreditation under Section 206 of TSCA, 15 U.S.C. 2646

# **AHERA Asbestos Inspector Recertification Training**

as approved by the State of Illinois and the U.S.E.P.A. under 40 C.F.R. 763 (AHERA) on 02/28/95 - 02/28/95 and passed the associated examination on 02/28/95 with a score of 70% or better

Instructor

Presillent

Soc. Sec #: 443-74-0350 Accreditation Expires; 02/28/96

META - P.O. Box 786 - Lawrence KS 66044 - 800-444-6382



# State of Illinois Department of Public Health

# LICENSE. PERMIT, CERTIFICATION, REGISTRATION

provisions of the Minois Statutes and/or rules and regulations and is gage in the activity as indicated below.

JOHN R. LUMPKIN, M.D. DIRECTOR

The State of Illinois Department of Public Health 

05/15/96	5319	100-1666	

HOSSEIN

NAJJARPOUR

PROJECT MANAGER ALE SAMOLING DECRESSION

EUSINESS ADDRESS

HOSSEIN

NAJUARFOUR

3944 WEST ARGYLE AVENUE CHICAGO IL

60625

THIS LICENSE IS NOT VALID IF YOUR IDPH
REFRESHER COURSE CERTIFICATE IS NOT CURRENT
Protects to Purchase the State of Cleans \* 1.3 •

THE PERSON FIRM OR CORPORATION WHOSE NAME APPEA. ON THIS CERTIFICATE HAS COMPLIED WITH THE PROVISIONS OF THE ILLINOIS STATUTES AND/OR RULES AND REGULATIONS of AND IS HEREBY AUTHORIZED TO ENGAGE IN THE ACTIVITY INDICATED ON THE FACE OF THIS CARD.



STATE OF ILLINOIS
DEPARTMENT OF PUBLIC HEALTH

SIGNATURE OF LICENSEE

State of Illinois A 041580
Department of Public Health
LICENSE, PERMIT, CERTIFICATION, REGISTRATION
ASSESTOS PROFESSIONAL LICENSE

05/15/96 5319 100-1566

HOSSEIN

NAJJARPOUR

PROJECT MANAGER
INSPECTOR AIR SAMPLING PROFESSIONAL